

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 9/2/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: MICHAEL A. Kennelly Daytime Phone: 703-354-8053

Address: 6512 ANNANDALE SK
ALEXANDRIA, VA 22312

Nominator E-mail Address: MKennelly@Kennelly.ORG

Signature of Nominator (NOTE: There can be only one nominator per nomination):
Michael A. Kennelly

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

SEE INFORMATION TABLE

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 7

Total aggregate size of all nominated parcels (in acres and square feet): 126,636 sq. ft. 3⁺ acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: www.fairfaxcounty.gov/dpz/:**

Current Plan Map Designation: Residential 1-2 du/ac

Proposed Comprehensive Plan Designation:
Residential 3-4 du/ac

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	12
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between **July 1, 2005 - September 21, 2005** to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0723070076A	JACADA, JOSE G	6513 ANNANDALE ST	6513 ANNANDALE ST	.5	<i>[Signature]</i>
0723070023	DUNCAN, LORRAINE DUNCAN, WILLIAM E	4816 Cherokee Ave	Alexandria VA 22312 4816 Cherokee Ave	.195	<i>[Signature]</i>
0723070029	KHOKHAR, HAJI	6528 Cherokee Ave	ALEXANDRIA, VA 22312 6528 ANNANDALE ST	.25	<i>[Signature]</i>
0721100076	GARCIA, Hector	4810 Cherokee Ave	ALEXANDRIA, VA 22312 4810 Cherokee Ave	0.75	<i>[Signature]</i>
0721-3-07-025	Michael + Bridget Kennelly	6512 Annandale St.	6512 Annandale St. Alexandria VA 22312	0.43	N/A (Page 1 nominator)
see attached for parcels 22 and 77					

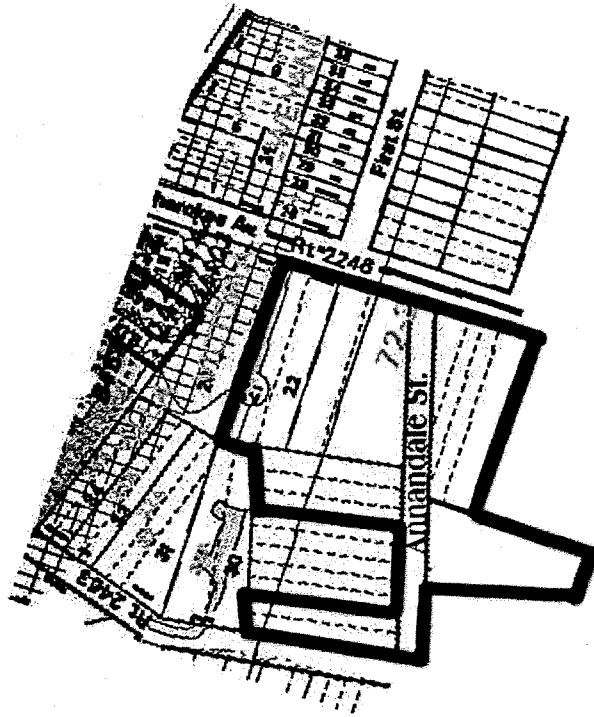
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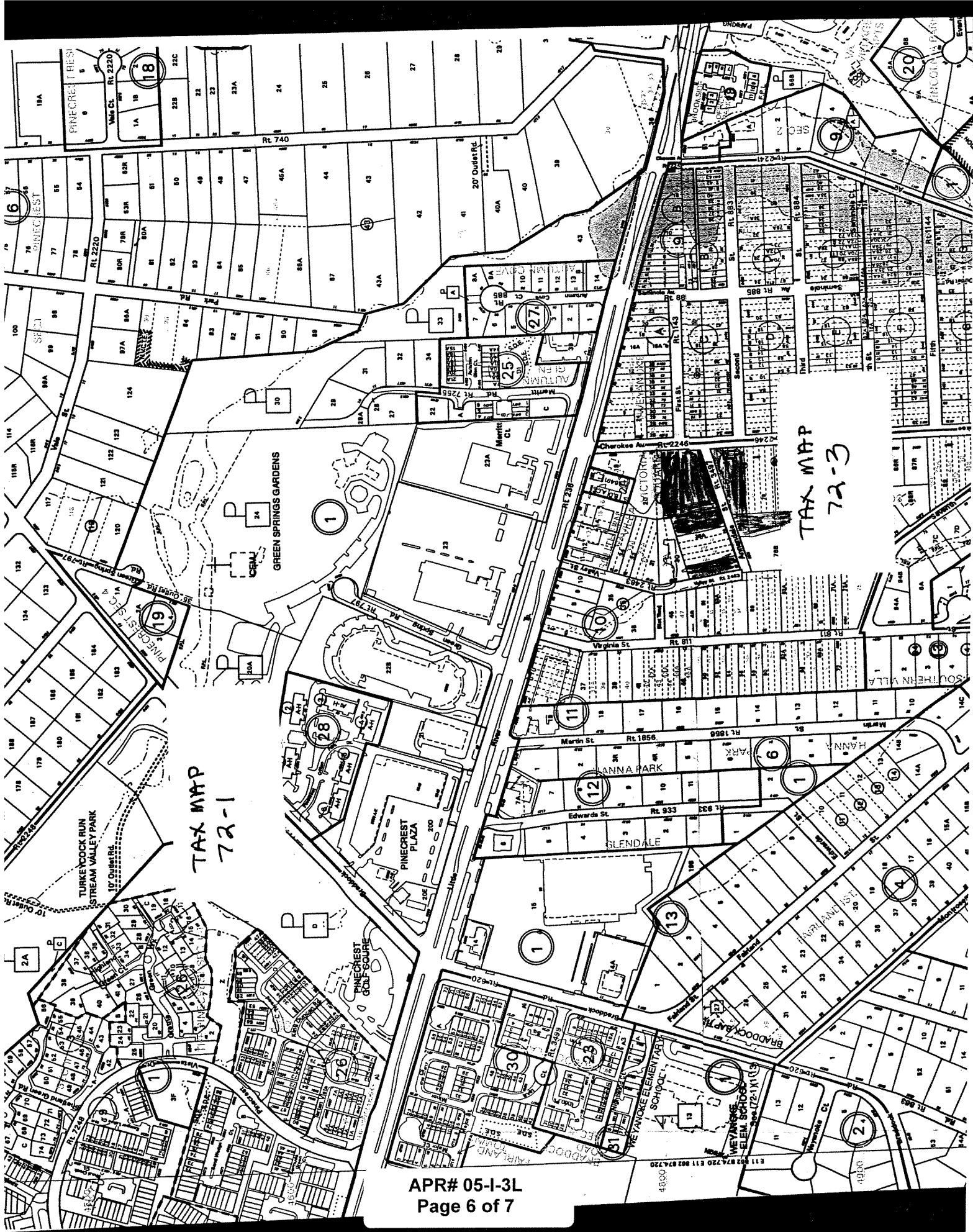
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0721-10-0022	JOHN M. ELIFF 3 RD	4814 CHEROKEE AVE	5857 DORIS DRIVE ALEXANDRIA, VA 22311	.5 AC	<i>[Signature]</i>
0723-07-0077	THOMAS W. KEENER	4832 CHEROKEE AVE	SAME	.7 AC	<i>[Signature]</i>
0723-07-0023	LORRAINE DUNCAN	4816 CHEROKEE AVE	SAME	1 AC	<i>[Signature]</i>
0721-10-0022	TAMIA ELIFF	4814 CHEROKEE AVE	5857 DORIS DRIVE ALEXANDRIA, VA 22311	.5 AC	<i>[Signature]</i>
0723-07-0077	NANDA KEENER	4832 CHEROKEE AVE	SAME	.7 AC	<i>[Signature]</i>
0723-07-0025	BRIDGET A. KENNEDY	6512 ANNANDALE ST.	SAME	.5 AC	<i>[Signature]</i>

Proposed Rezoning Area



Area shown is where Fairfax
County Zoning Maps 72-1
and 72-3 meet.



TAX MAP
72-1

TAX MAP
72-3

STATEMENT OF JUSTIFICATION

This nomination conforms with the overall goals and intent of the Policy Plan and would provide for meaningful residential redevelopment potential in an older area of the County, where many of the homes among the nominated properties are smaller homes from the 1940's and 1950's which are located on very large (1/2 acre and larger) lots. The nominated properties are surrounded by residential development which has been accomplished on lots ranging in size from approximately 1/4 acre to 1/3 acre in size. The nomination would provide a meaningful opportunity to redevelop the nominated properties with single family detached homes at greater densities and in a greatly improved aesthetic design and streetscape. Most of the homes among the nominated properties were built in the 1950's.

The area in the immediate vicinity of the site is being developed at a higher density, thereby changing conditions in this area so as to warrant a rezoning to a higher intensity zoning district. This is most evident on the east side of Cherokee Avenue between Little River Turnpike and 5th Street.

The owners of the nominated properties believe that this nomination is consistent in all respects with the Fairfax County Comprehensive Plan, and further defines true annunciated recommendations for future residential development as "suburban neighborhoods", which development is otherwise consistent with adjacent residential development and would in fact provide a unique opportunity to create an attractive, harmonious and greatly improved streetscape of newer single family detached homes in and around the areas of Annandale Street and Cherokee Avenue.